The City of San Diego
MEMORANDUM

DATE: May 23, 2018

TO: Distribution

FROM: Jamie Kennedy, Associate Planner, Transportation & Storm Water Department

SUBJECT: City of San Diego Master Storm Water System Maintenance Program (MMP) Substantial Conformance Review/Coastal Development Permit for Nestor Creek Channel Maintenance Project; MMP Map 134

The Transportation & Storm Water Department (T&SWD) formally submits the enclosed information to your department to request a Substantial Conformance Review (SCR) and a Coastal Development Permit for past emergency channel maintenance in 2010 and 2016, and proposed maintenance within Map 134 of Nestor Creek, located within the Otay Mesa-Nestor Community Plan Area. Maintenance within Nestor Creek in Map 131 is being processed concurrently, but separately, due to the fact that it is not contiguous with Map 134 and does not lie within the Coastal Overlay Zone.

PROPOSED MAINTENANCE

The site-specific individual assessments for the proposed maintenance which accompany this cover letter have been prepared in conformance with the Master Storm Water System Maintenance Program (MMP) and Program Environmental Impact Report (PEIR), as verified in the SCR Checklist (Attachment 2). The enclosed documents do not identify any new potentially significant environmental impacts that have not already been identified, addressed and/or mitigated by the required conditions set forth in the associated Master Site Development Permit (Master SDP) and PEIR. Therefore, the proposed maintenance in Map 134 would substantially conform to the existing Master SDP and environmental document.

In conformance with the City's modified MMP, amended SDP No. 1134892 and PEIR Project No. 42891/SCH No. 2004101032, the following documents have been included for your review related to the proposed maintenance:

- Application (Form DS-3032) **(Attachment 1)**
- Substantial Conformance Review (SCR) checklist with the following appendices **(Attachment 2)**
    - Individual Maintenance Plan (IMP) **(Appendix A)**
    - Individual Biology Assessment (IBA) **(Appendix B)**
    - Individual Historical Assessment (IHA) **(Appendix C)**
    - Individual Hydraulic and Hydrology Assessment (IHHA) **(Appendix D)**
    - Individual Water Quality Assessment (IWQA) **(Appendix E)**

  - Individual Noise Assessment (INA) **(Appendix F)**
  - Water Pollution Control Plan (WPCP) **(Appendix G)**
  - Habitat Mitigation and Monitoring Plan (HMMP) **(Appendix H)**
- Storm Water Checklist (Form DS-560) **(Attachment 3)**
- Public Notice Package **(Attachment 4)**

In addition, a CD containing the following documents are attached for your reference:

- MMP **(Attachment 5)**
- Final PEIR for the MMP **(Attachment 6)**
- Master SDP **(Attachment 7)**

Scope of Work

Consistent with the MMP, the maintenance in Map 134 includes the mechanized removal of sediment, vegetation, trash and debris using equipment operated within and adjacent to the affected creek segments on a recurring basis. The maintenance is intended to restore the original conveyance capacity of these channels to provide flood control for the protection of life and property. The maintenance would not include any modification that would change the character, scope, or size of the original channel design, and would not increase the conveyance capacity of the channels beyond their as-built condition.

Project Location and Regional Setting

Reach 1 of Map 134 is located within the Egger Highlands neighborhood of the Otay Mesa-Nestor Community Plan Area in the City of San Diego, and runs north from Palm Avenue between the parking lots for a Super 8 Motel and an auto repair shop, then turns westward along the northern edge of businesses fronting Palm Avenue. It is bordered by development along all of its length (Figures 1, 2 and 3). The channel is located in un-sectioned lands in Township 18 South, Range 2 West on the Imperial Beach U.S. Geological Survey (USGS) 7.5-minute quadrangle map (Figure 2).

The channel in Map 134 (Reach 1) is zoned RM-1-1 (Residential-Multiple Unit) and CC-4-2 (Commercial-Community). The proposed loading and staging areas are also designated as AR-1-2 (Agricultural-Residential) and IL-3-1 (Industrial-Light). According to the Federal Emergency Management Agency (FEMA), portions of the channel are located within the 100-year floodway. Additionally, portions of the project are located within the Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood as well as the 0.2% Annual Chance Flood areas. The channel is within the Otay Hydrologic Unit and Otay Valley Hydrologic Area. The site is not located within or adjacent to the City's Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA).

Map 134 consists of a single Reach in the IMP that is separated into Reaches 1a and 1b. Beginning at the upstream end of Map 134, Reach 1b consists of a rectangular concrete-lined channel which

begins at Palm Avenue and extends approximately 565 feet in a northern direction along Thermal Avenue before turning west along Cedar Street. Reach 1 receives storm flows from Reach 2 of Nestor Creek via the culvert under Palm Avenue and from adjacent developed lands. The maintenance area is approximately 525 meters (1,825 feet or 0.3 mile) upstream of the San Diego Bay National Wildlife Refuge, and flows from the Nestor Creek maintenance area and eventually discharges into the Refuge and the Otay River.

The concrete portion of Reach 1b is 28 feet wide and 8-9 feet deep and currently contains patches of cattails (*Typha* sp.) and bulrush (*Schoenoplectus* sp.). The channel then transitions into Reach 1a which consists of an earthen trapezoidal channel that extends 400 feet downstream. At the upstream end of Reach 1a, where the channel transitions from concrete to earthen, the banks are lined with rip rap for 65 feet. The maintenance area also includes the approximately 65 feet of the earthen channel lined with rip rap. The earthen portion of the reach is 15-22 feet wide at the bottom, 28 feet wide at the top, and 8-9 feet deep. This area borders development to the south and undeveloped lands to the north.

PAST EMERGENCY MAINTENANCE

Prior to emergency maintenance in 2016, the rip rap segment of Reach 1a had been densely vegetated with giant reed (*Arundo donax*), Mexican fan palm (*Washingtonia robusta*), Canary Island date palm (*Phoenix canariensis*), and castor-bean. Prior to maintenance in 2010 the concrete segmnent Reach 1b was vegetated with Goodding's black willow, arroyo willow, and mule fat (*Baccharis salicifolia*), cattails, and bulrush. Impacts and proposed mitigation for emergency and proposed mitigation are included in the attached Individual Biological Assessment.

Maintenance Methodology

An IMP, included as Appendix A, was prepared for the proposed maintenance in accordance with the MMP. The IMP identifies the limits of maintenance and describes the methodology to be used within each channel. Applicable mitigation measures from the PEIR and protocols from the MMP are included in the IMP. The following summary highlights key components of the IMP.

Maintenance in Map 134 is expected to remove up to 800 cubic yards of material over a 7-day period in order to restore the original capacity of the channel to convey storm water. Equipment involved in the maintenance will include a front-end loader, track steer, excavator, and dump truck. Diversion pumps will be placed at the upstream and downstream ends of the maintenance area. Water will be pumped around the maintenance area in a hose and discharged downstream of the maintenance area. Sandbags will be temporarily placed at the upstream end of maintenance area within the concrete-lined channel.

The front-end loader and track steer will access the channel from an existing earthen embankment from Cedar Street. The front-end loader and track steer will push material to the excavator

operating along the north side of the channel. The excavator will transfer the material to dump trucks for disposal at an authorized disposal site.

Street sweepers will sweep adjacent public rights-of-way and immediate truck loading sites nightly. Upon completion of the maintenance, any sandbags placed will be removed and the equipment will be transported back to the City yard.

CONCLUSION

The SCR Checklist concludes that the past emergency and proposed maintenance is consistent with the requirements of both the MMP and PEIR. Thank you for your review of T&SWD's request for a Substantial Conformance Review and a Coastal Development Permit.

Should you have any questions or need additional information, please contact me by e-mail at JMKennedy@sandiego.gov or phone at (619) 527-7507.

Sincerely,

Jamie Kennedy
Associate Planner

Attachments:

1. Application (Form DS-3032):
2. Substantial Conformance Review Checklist with Appendices A-H
3. Storm Water Checklist (Form DS-560)
4. Supplemental Discretionary Project Application (Form DS-3035)
5. Public Notice Package
6. MMP (on CD)
7. Final PEIR (on CD)
8. Master SDP (on CD)
9. Findings for Coastal Development Permit Approval PTS#292513

Figure 1: Regional Location Map
Figure 2: Project Vicinity Map
Figure 3: USGS Vicinity Map
Figure 4: Channel Segment Location Map

Distribution:

Helene Deisher, Development Project Manager II, Development Services Department
Kristy Forburger, Senior Planner, Multiple Species Conservation Program, Planning Department

Mark Brunette, Senior Planner Land Development Review, Development Services Department
Myra Herrmann, Senior Planner, Environmental, Planning Department

cc: Chris Gascon, Senior Civil Engineer, Transportation & Storm Water Department
Christine Rothman, Development Project Manager III, Transportation & Storm Water Department
Roger Wammack, Assistant Deputy Director, Transportation & Storm Water Department